



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
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TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: LWRP Zone Changes Phase 4 – East Side

DATE: April 23, 2012

After discussion at the April 3, 2012 meeting, the proposed change areas for Phase 4 have been revised. Moulton Street and Huntington Street have been removed from consideration, as has the parcel at 301 Pearl Street owned by Railstar.

Three parcels near 517 Water Street that were previously marked for Neighborhood Business are now being changed to Residence C. This is a single-family home, and was recently changed to NBD in order to allow the owner to construct an addition. However, Res C is a better fit for the property's current use.

Three parcels near 907 North Street whose owners opposed the change, have nonetheless been kept in the change area for Res C. The parcels are small at 0.25 acres total, are located at the terminus of a dead end street, and are located in close proximity to the rear yards of existing residences. Given these factors, a residential use restriction is appropriate.

These changes will bring the area generally into compliance with the LWRP. Allowing some waterfront parcels to remain in residential zoning districts is clearly allowable. However, allowing a vacant waterfront parcel to remain in the Heavy Industry district may be in conflict with the draft LWRP Policies, specifically Policy 1.2, ensuring "development or uses take appropriate advantage of the waterfront location," which includes avoiding "uses on the waterfront which cannot by their nature derive economic benefit from a waterfront location, such as parking lots, warehouses, and storage." Site Plan Review could be used to enforce this policy, even in a Heavy Industry zone, assuming future Boards and Councils see fit to push the issue.

The change area now includes 135 parcels with 49 different owners.

cc: City Council Members
Robert Slye, City Attorney
Justin Wood, Civil Engineer II